

COMMERCIAL / INDUSTRIAL LOTS FOR SALE

Business Hwy 371 & Tabor Trail, Brainerd, MN 56401

C|C CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com

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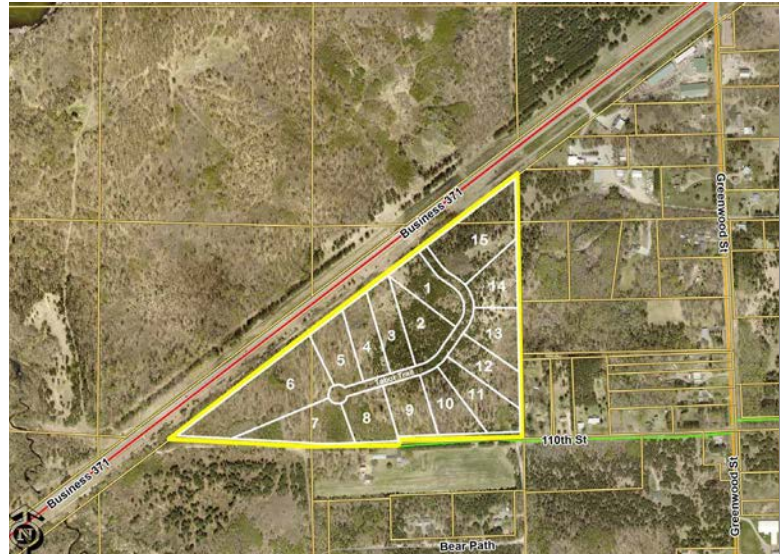
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Northland Industrial Park.

Unlock Your Business Potential in Brainerd, MN!

Welcome to the newly developed Northland Industrial Park, strategically located along Business Highway 371 for optimal visibility and accessibility. This prime location offers a unique opportunity for businesses looking to grow and thrive in a vibrant community.



Key Features:

- Prime Location:** Situated directly off Business Hwy 371, your business will benefit from high traffic visibility and easy access to regional markets.
- Flexible Lot Sizes:** Choose from a variety of lot sizes to fit your business needs, whether you're a startup or an established enterprise.
- Business-Friendly Environment:** Brainerd is committed to fostering a supportive business climate with potential incentives and resources to help you succeed.
- Proximity to Amenities:** Enjoy close access to local amenities, including restaurants, hotels, and recreational opportunities, making it convenient for your employees and clients.

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2024 Real Estate Taxes: To Be Assessed

Water & Sewer: Well & Septic Will Need to be Installed

Available Utilities: Natural Gas, Electric, Phone & Internet

Zoning: Commercial District 2 (C-2)
The purpose of this district is to provide adequate areas for general retail and service activities in rural areas. C-2 commercial districts shall be located along federal, state, county, or township roads.

Zoning Ordinance Website: https://crowwingtownship.org/media/Document_2448.pdf

Planning & Zoning Administrator: Scott Saehr | scott.saehr@saehrco.com | 320-260-2042

Zoning Uses:

Requires a Permit (P): Farm Buildings (barns, silo, hay shed, etc), Liquor (On/Off Sale), Office Space, Retail or Commercial business, Sales or service (autos, trucks, RV's, agriculture equipment, mobile homes), Sign (on-site), Storage Yard (material and equipment)

Requires a Conditional Use Permit (CU): Multi-family dwelling, Golf Course, Race track (horse, auto, motorcycle, go cart), Shooting range (firearms, archery, public or private), Athletic Stadium (arena), Public Building, Amusement Park, Breeding and boarding of animals, Child Care Center, Commercial Solar and Wind Energy Systems, Storage buildings (Commercial), Hotel/Motel, Cellular Telephone tower, Broadcasting tower (Radio or TV)

Topography: Level

Frontage: Business Hwy 371, Tabor Trail and 110th Street

Access: Tabor Trail off of Business Hwy 371

Neighboring Businesses: Nearby businesses include Hy-Tec Construction, Tyler's Quality Auto, Big Wood Timber Frames, Greenwood Storage, Archery Country, Bobcat of Brainerd, Public Defender's Office, PLM Lake & Land Management, Tom's Backhoe, Platinum Auto Services, American Door Works, Catch Cover, Expert Insulation, Fletcher Trucking, Central Minnesota Dealer Auction, Wild Rice Depot, North Central Speedway, plus numerous Brainerd Industrial Park businesses, along with numerous other offices and retailers along the S 6th Street corridor.

Available Lots

Lot#:	Total Acres:	Max Impervious:	Price:	PID#:	Address #:	Frontage:
1	2.63 Acres	1.58 Acres	\$185,000	56020548	11205	266' on Hwy 371 660 on Tabor Trl
2	2.83 Acres	1.70 Acres	\$169,000	56020549	11131	372' on Tabor Trl
3	2.57 Acres	1.54 Acres	\$169,000	56020550	11103	191' on Hwy 371 179' on Tabor Trl
4	2.50 Acres	1.50 Acres	\$169,000	56020551	11087	210' on Hwy 371 197' on Tabor Trl
5	2.50 Acres	1.50 Acres	\$169,000	56020552	11067	286' on Hwy 371 217' on Tabor Trl
6	7.32 Acres	4.39 Acres	\$199,000	56020553	11057	1,155' on Hwy 371 100' on Tabor Trl
7	3.36 Acres	2.02 Acres	\$175,000	56020554	11056	100' on Tabor Trl
8	2.50 Acres	1.50 Acres	\$149,000	56020555	11074	322' on Tabor Trl
9	2.50 Acres	1.50 Acres	\$149,000	56020556	11096	270' on Tabor Trl 279' on 110th St
10	2.50 Acres	1.50 Acres	\$149,000	56020557	11126	132' on Tabor Trl 341' on 110th St
11	2.98 Acres	1.79 Acres	\$149,000	56020558	11138	100' on Tabor Trl 227' on 110th St
12	2.50 Acres	1.50 Acres	\$149,000	56020559	11158	188' on Tabor Trl
13	2.50 Acres	1.50 Acres	\$149,000	56020560	11170	195' on Tabor Trl
14	2.50 Acres	1.50 Acres	\$149,000	56020561	11192	172' on Tabor Trl
15	2.61 Acres	1.57 Acres	\$199,000	56020562	11212	768' on Hwy 371 381' on Tabor Trl

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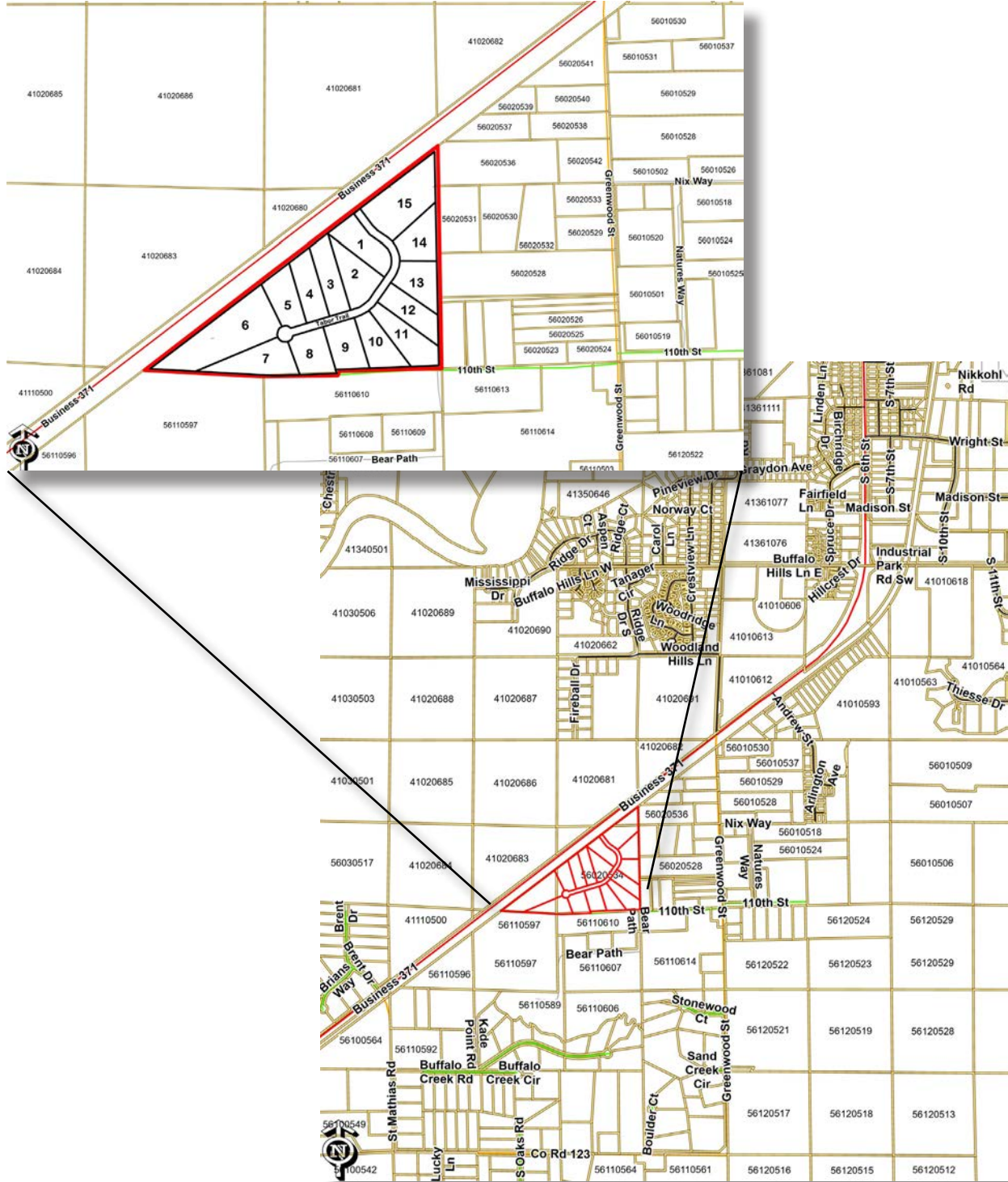




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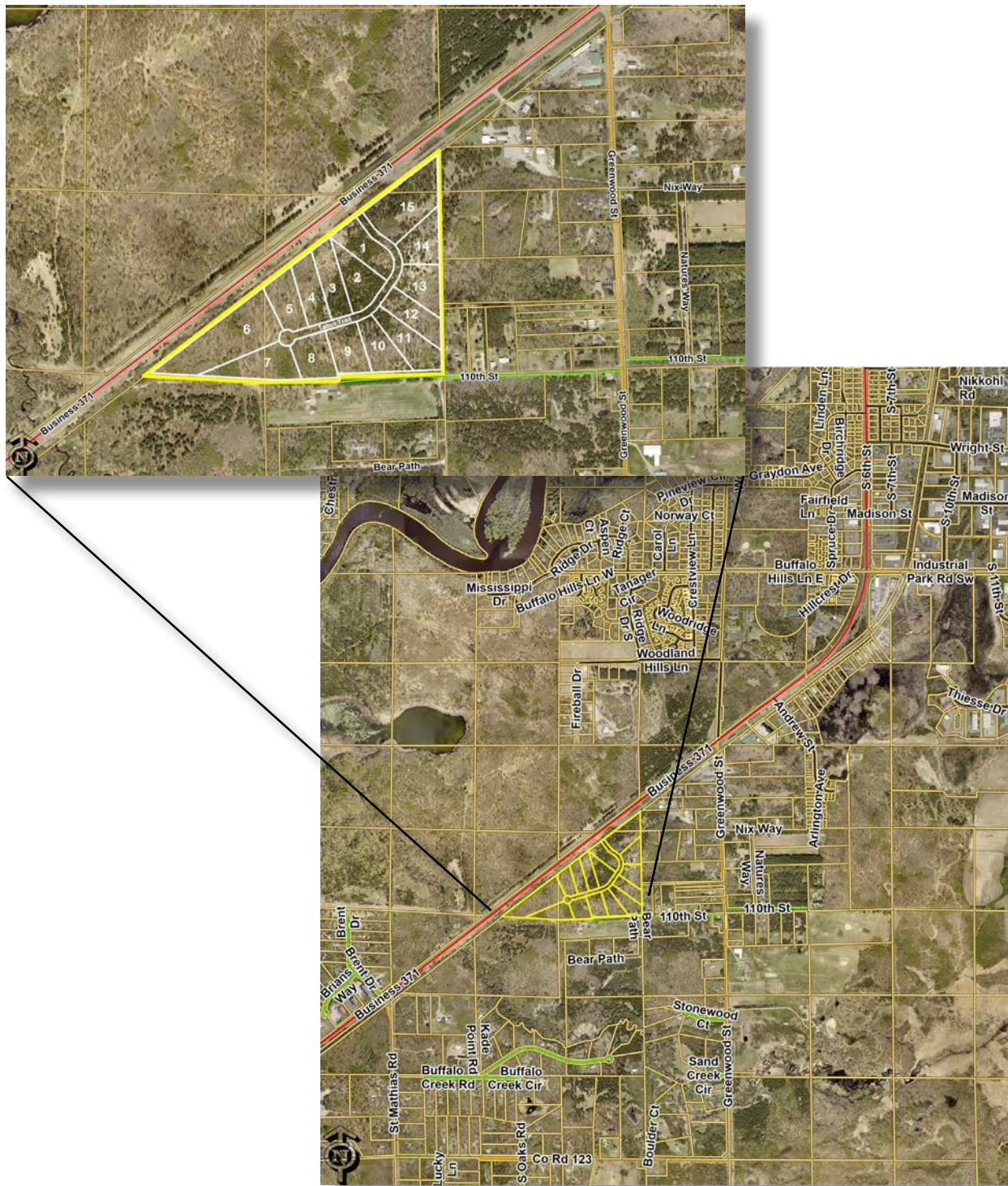
Section Map



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Section Aerial



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Bus. Hwy 371 & Tabor Trl, Brainerd, MN

Aerial Photo



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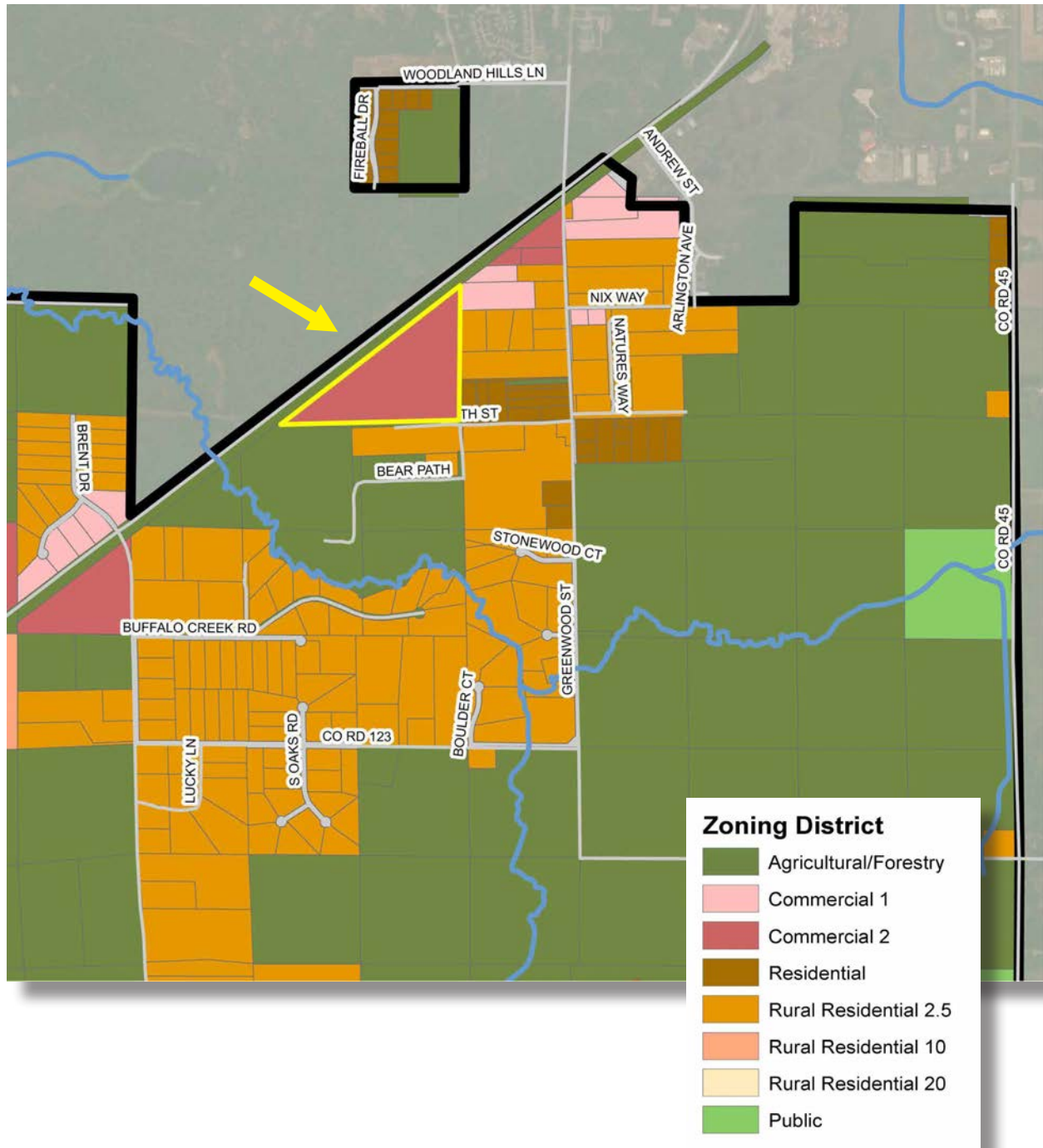
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C2 - Commercial District 2

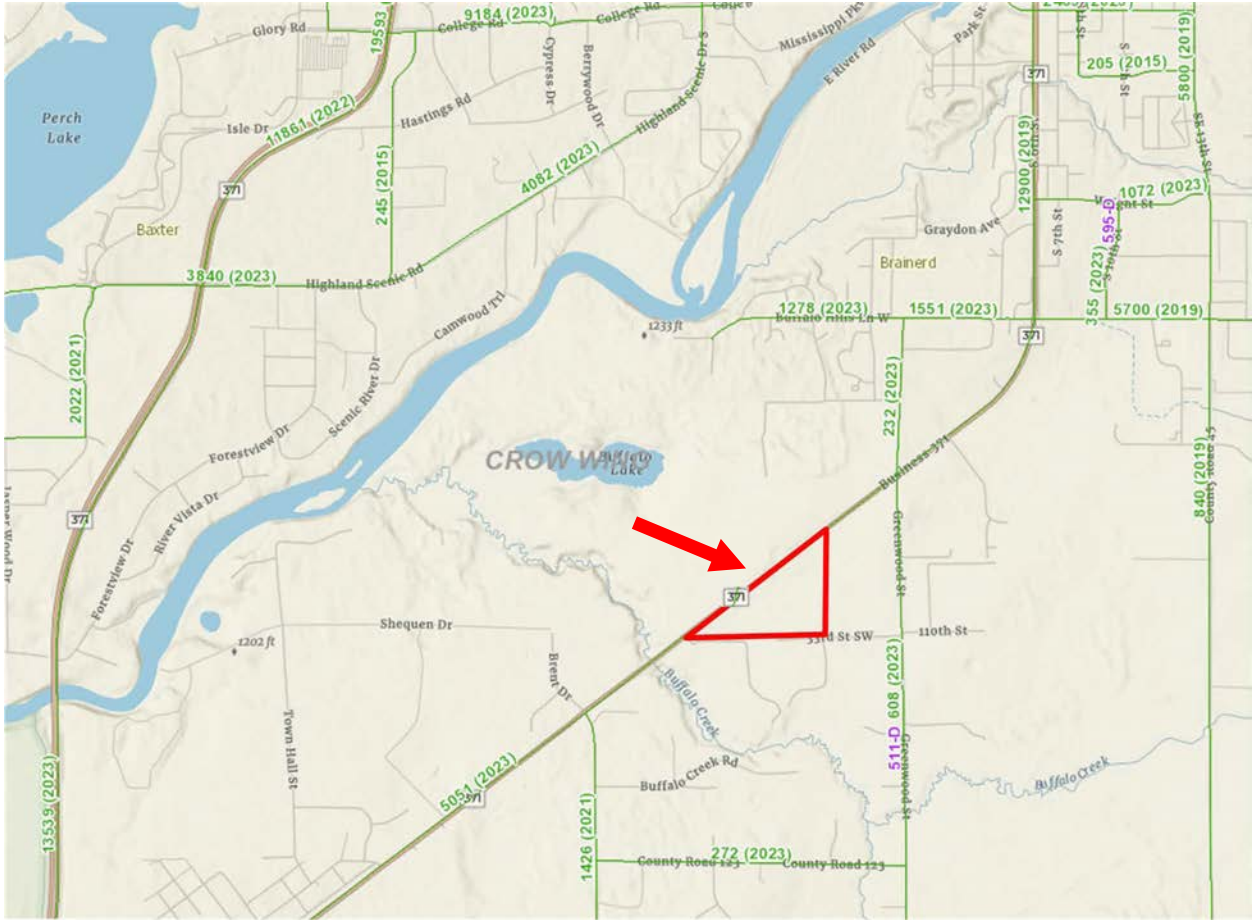


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Bus. Hwy 371 & Tabor Trl, Brainerd, MN

Counts from MNDOT Traffic Counts

Traffic Counts: 5,051 (2023) on Business Hwy 371



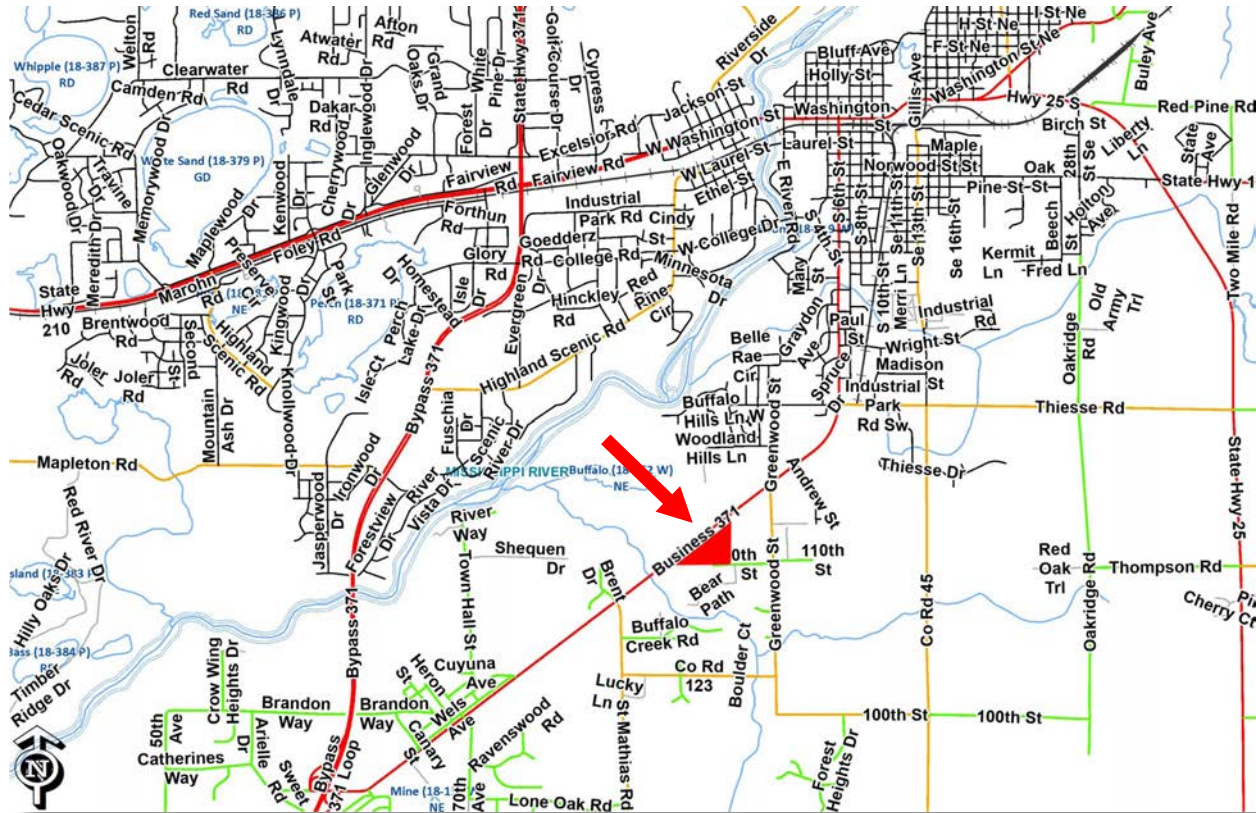
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Location Map



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Trade Area 2023 Population (Includes the following counties):

Crow Wing County	67,515
Cass County	31,064
Total Trade Area Population	98,579

2023 Population:

Baxter	9,085
Brainerd	31,623

Estimated Summer Population:

Brainerd/Baxter	200,000+
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Projected Population Growth Change 2023-2028:

Crow Wing County	0.30%
Brainerd	0.37%

Households in 2023:

Crow Wing County	28,623
Brainerd	13,033

2023 Median Household Income:

Crow Wing County	\$67,281
Brainerd	\$63,898

Crow Wing County Retail Sales in 2012:

\$1,124,967,000

Leading Employers in Crow Wing County in 2022:

- Essentia Health
- Cuyuna Regional Medical Center
- Brainerd School District
- Grandview Lodge
- Breezy Point Resort
- Ascensus
- Clow Stamping
- Crow Wing County
- Madden's Resort
- Cragun's Resort
- Walmart
- Ruttgers Bay Lake Resort
- Cub Foods/Super Valu (3 Stores)
- Central lakes College
- Anderson Brothers Construction
- Pequot Lakes School District
- Mills Automotive
- Bang Printing
- City of Brainerd
- Costco
- Bethany Good Samaritan
- Woodland Good Samaritan
- Crosby Ironton School District
- Minnesota Care

Leading Employers Cont.:

- Landis + Gyr
- Northstar Plating
- Nortech Systems
- Lindar
- Avantech
- Reichert Bus
- Lexington
- Growth Zone
- CTC
- Stern Companies
- BTD
- MNDOT
- MNDNR
- TDS
- Graphic Packaging
- Crow Wing Power

Continued on next page.

Demographics

Brainerd Lakes Area Businesses: (To see a list of additional businesses, please go to www.explorebrainerdlakes.com)

Financial Institutions: 16+
(multiple locations not counted)

Churches: 30+

Schools: 15+

Golf Courses: 27+

Resorts:

Birch Bay
Boyd Lodge
Breezy Point Resort
Craguns
Fritz's Resort
Grand View Lodge
Gull Lake Resort
Kavanaugh's
Lost Lake Lodge
Maddens
Manhattan Beach Lodge
Quarterdeck
Ruttger's Bay Lake Lodge
Sullivans
Plus numerous others

Major Retailers:

Aldi
Anytime Fitness
Ashley Furniture
Auto Zone
Best Buy
Brother's Motorsports
Cashwise Liquor (2)
Christmas Point
Costco
Cub Foods (2)
Dick's Sporting Goods
Discount Tire
Dollar Tree (2)
Dollar General
Dondelinger
Dunham's Sports
East Brainerd Mall (17 Retailers)
Fleet Farm
Home Depot
Home Goods
Hobby Lobby
Jiffy Lube

Major Retailers Continued:

Kohl's
Menards
Michaels
PetSmart
Planet Fitness
Super One
Super Wal-Mart
Takedown Gym
Target
The Power Lodge
TJ Maxx
Ulta Beauty
Walgreens
Westgate Mall (27 Retailers)
Westside Liquor

Restaurants/Fast Food:

218 Local
371 Diner
Antler's
Applebee's
Arby's
B-Merri
Baia Della /Prairie Bay
Bar Harbor
Baxter's
Black Bear Lodge & Saloon
Blaze Pizza
Blue Oyster
Boulder Tap House
Breezy Point Marina
Buffalo Wild Wings
Burger King
Burritos California
Caribou Coffee (4)
Char
Chick N Rice
China Garden
Chipotle
Coco Moon
Cold Stone Creamery
Cowboy's
Cragun's Legacy Grill
Cru
Culver's
Dairy Queen (3)
Domino's Pizza (3)
Dough Bros.

Restaurants/Fast Food Continued:

Dunkin Donuts
Dunmire's (2)
El Tequila
Ernie's
Firehouse Subs
Five Guys
Four Seas
Grizzly's Grill & Saloon
Hardee's
Hunt 'N Shack
Ippin Ramen & Sushi
Jack's House
Jersey Mike's
Jimmy John's
KFC
Little Caesar's
Loco Express
Lucky's
Madden's Classic Grill
Manhattan Beach
Maucieri's
McDonalds (2)
Moonlite Bay
Nautical Bowls
Papa Murphy's Pizza
Perkins
Pine Peaks
Pizza Hut
Pizza Ranch
Poncho & Lefty's
Rafferty's Pizza (4)
Riverside Inn
Ruttger's
Sakura
Senor Patron
Sherwood North
Slice on Oak
Starbucks (3)
Subway (4)
Sunshine's Summer House
Taco Bell
Taco John's
The Barn
The Commander
The Pines at Grandview
Wendy's (2)
Ye Ole Wharf
Zorbaz (2)

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Bus. Hwy 371 & Tabor Trl, Brainerd, MN

Thank You

Thank you for considering this Close - Converse opportunity

Close - Converse is pleased to present this real estate opportunity for your review. It is our intention to provide you with the breadth of information and data that will allow you to make an informed decision.

We are here to help

Please review this package and contact us with any questions you may have. We are prepared to discuss how this property meets your needs and desires. Facts, figures and background information will aid in your decision. Should you need specialized counsel in the areas of taxation, law, finance, or other areas of professional expertise, we will be happy to work with your advisor or, we can recommend competent professionals.

How to acquire this opportunity

When you have made a decision to move forward, we can help structure a proposal that covers all the complexities of a commercial real estate transaction. As seller's representatives, we know the seller's specific needs and can tailor a proposal that expresses your desires, provides appropriate contingencies for due diligence and results in a win-win transaction for all parties.

Agency and you

Generally, we are retained by sellers or landlords to represent them in the packaging and marketing of their commercial, investment or development real estate. You are encouraged to review the Minnesota disclosure form "Agency Relationships in Real Estate Transactions" which is enclosed at the end of this package. If you have questions about agency and how it relates to your search for the right property, please ask us. We will answer all your questions and review the alternatives.

Should you wish to pursue this opportunity, please acknowledge your review of "Agency Relationships" by signing, dating and returning it to us.

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Agency Disclosure

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

- 2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with consumers what type of agency representation or relationship they desire.⁽¹⁾ The available options are listed below. This is not a contract. This is an agency disclosure form only. If you desire representation you must enter into a written contract, according to state law (a listing contract or a buyer/tenant representation contract). Until such time as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see paragraph IV on page two (2)), unless the broker or salesperson is representing another party, as described below.
- 9. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options. I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**
- 11. **THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.**
- 12.

13. _____
 (Signature) (Date) (Signature) (Date)

- 14. I. **Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker, represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to the Seller/Landlord the fiduciary duties described on page two (2).⁽²⁾ The broker must also disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the Seller/Landlord, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel from the broker or salesperson.
- 19. II. **Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord, even if he or she is being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the Buyer/Tenant the fiduciary duties described on page two (2).⁽²⁾ The broker must disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, he or she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or salesperson.
- 35. III. **Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This role limits the level of representation the broker and salesperson can provide, and prohibits them from acting exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose specific information about him or her. Other information will be shared. Dual agents may not advocate for one party to the detriment of the other.⁽³⁾
- 44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary duties described below.⁽⁴⁾ Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

48. _____ I have had the opportunity to review the "Notice Regarding Predatory Offender Information" on
 (initials) (initials)
 49. _____ page two. (2)

50. Page 2

- 51. IV. **Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of confidentiality to the party but owes no other duty to the party except those duties required by law or contained in a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's Broker (see paragraph III on page one (1)).

63. ⁽¹⁾ This disclosure is required by law in any transaction involving property occupied or intended to be occupied by one to four families as their residence.

64.

65. ⁽²⁾ The fiduciary duties mentioned above are listed below and have the following meanings:
 66. **Loyalty** - broker/salesperson will act only in client(s)' best interest.
 67. **Obedience** - broker/salesperson will carry out all client(s)' lawful instructions.
 68. **Disclosure** - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge which might reasonably affect the client(s)' use and enjoyment of the property.
 69. **Confidentiality** - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific information (such as disclosure of material facts to Buyers).
 70. **Reasonable Care** - broker/salesperson will use reasonable care in performing duties as an agent.
 71. **Accounting** - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.
 72.

73. ⁽³⁾ If Seller(s)/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller(s)/Landlord(s) may give up the opportunity to sell/lease the property to Buyer(s)/Tenant(s) represented by the broker/salesperson. If Buyer(s)/Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer(s)/Tenant(s) may give up the opportunity to purchase/lease properties listed by the broker.

74.

75.

76.

77.

78. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender registry and persons registered with the predatory offender registry under MN Statute 243.166 may be obtained by contacting the local law enforcement offices in the community where the property is located, or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at www.corr.state.mn.us.

MN-AGCYDISC-2 (8/14)

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Contact

Office Location

521 Charles Street
Suite 201
Brainerd, MN 56401

Mailing Address

PO Box 327
Brainerd, MN 56401

Phone

218-828-3334

Fax

218-828-4330

Website

www.CloseConverse.com

Agents

Tim Miller, CCIM

C: 218-838-8772

tim@closeconverse.com

Chris Close, CCIM

C: 218-831-7510

chris@closeconverse.com

Nate Grotzke, CCIM

C: 218-838-1000

nate@closeconverse.com

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